

State of South Carolina

FILED )  
GREENVILLE CO. S. C.

Mortgage of Real Estate

County of Greenville

SEP 26 3 23 PM '80  
DONNIE BANKERSLEY

THIS MORTGAGE made this 26th day of September, 1980.

by George L. Sijon

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is 102 Howell Circle, Greenville, S. C. 29615

WITNESSETH:

THAT WHEREAS, George Sijon is indebted to Mortgagee in the maximum principal sum of \$45,000.00 Dollars (\$ 45,000.00), which indebtedness is evidenced by the Note of George Sijon of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 90 days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 45,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the southwesterly side of Howell Circle, being shown and designated as the major portion of Lot 45, Section 2, Spring Forest, which plat is recorded in the RMC Office for Greenville County in Plat Book BBB-34, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Howell Circle, joint front corner of Lots 44 and 45, and running thence S. 78-41 W. 110 feet to an iron pin, joint rear corner of said lots; thence S. 7-07 W. 124.5 feet to an iron pin; thence a new line N. 77-15 E. 149.42 feet to an iron pin on the southwesterly side of Howell Circle; thence with the southwesterly side of Howell Circle N. 11-19 W. 114 feet to an iron pin, the point of beginning.

This being the same property conveyed to George L. Sijon by deed of Arthur N. Ward and Winifred C. Ward dated June 21, 1974 and recorded in Deed Book 1001, page 717.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 10.00  
SEP 28 1980

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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